PT OF E1/2
IN OR 1381/1197
2004 GENA DW/MH

BOSTWICK WILLIAM M
PO BOX 43065
JACKSONVILLE, FL 32203

2025

05-1S-24-0000-0004-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

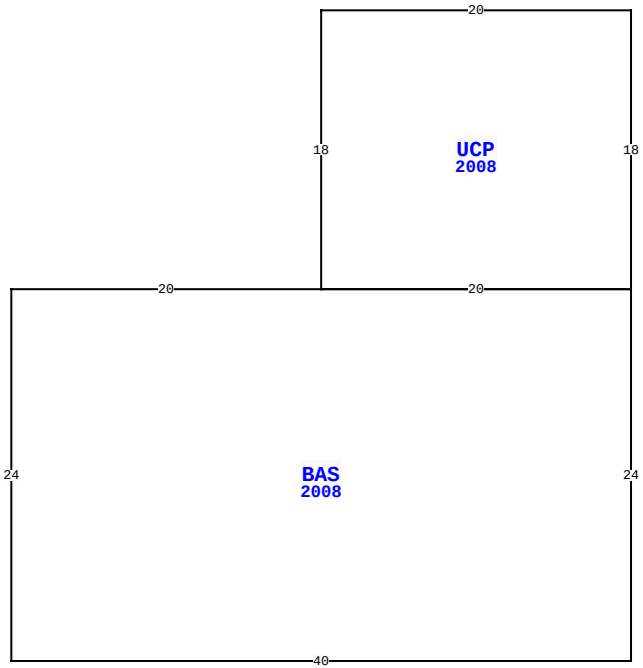
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2008	960	49,900
UCP	360	20	2008	72	3,742
TOTALS	1,320			1,032	53,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,032	117.6000	99.96	103,159	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



11980 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,643
TOTAL MARKET OB/XF VALUE	2,792
TOTAL LAND VALUE - MARKET	82,800
TOTAL MARKET VALUE	139,235
SOH/AGL Deduction	33,940
ASSESSED VALUE	105,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,295
TOTAL JUST VALUE	139,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1197	1/13/2006	WD	U	I	11	53,200
GRANTOR: BROWN JAMES M						
GRANTEE: BOSTWICK WILLIAM M						
1248/1925	7/29/2004	WD	Q	I	01	100
GRANTOR: BROWN BETTY JEAN						
GRANTEE: BROWN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W20 S18 BAS=[YR=2008] W20 S 24 E40 N24 W20$ E20 N18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
2	0680	POLE SHED	0	0	10	13	130.00	SF	10.00	10.00	100	2000	2000	3	27	351	
3	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	2000	2000	3	77	701	

LAND DESCRIPTION

TOTAL OB/XF 2,792

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0004	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS